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From the Denver Business Journal:

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Exclusive: Developers share vision for 41 acres in Denver's Globeville neighborhood

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The 41-acre parcel formerly known as "Fox North," located at 4400 Fox St. near Interstates 25 and 70 in Denver's Globeville neighborhood, may not look much different. But it's seen plenty of change in the past several years.

Since the start of 2018, the site, home to a vacant industrial complex that previously served as The Denver Post's printing facility, has undergone a rezoning and changed hands for \$56.5 million.

But in the eyes of its new owners, one of the most important changes can be found in its new name: Fox Park.

The distinction is subtle, but the recent renaming conveys the vision of Vita Development Group, a partnership between Indianapolis-based Pure Development and Mexico City-based Interland.

The group purchased the land in August 2019. Concept plans submitted to the city in late April propose more than 2.2 million square feet of mixed-use construction in the first phase of development, all of which would be connected by 14 acres of parks and open space to foster community.

A member of Vita Development Group, who requested that his name not be used since he speaks on behalf of the group, said the team landed upon a concept focused on open spaces and a community center after studying the history of Denver and the Globeville neighborhood. The group has partnered with Denver-based Tryba Architects, who also worked with the property's previous owners, to create a plan to match that vision.

"Once the city started going, one of the key functionalities and successes of Denver was its parks," the representative said. "We wanted to create and optimize as much as possible an area with parks and a community center where people can gather and learn and play and just have a great time with their family and friends. That was our focus."

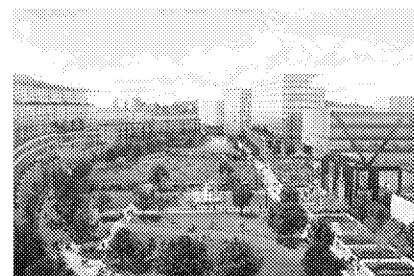
Current zoning for the property allows residential and mixed-use development up to 12 stories in height, the result of a 2018 rezoning measure requested by the property's former owners.

An open parcel of this size, just a couple miles from downtown Denver, is a rarity. And with the recent growth of Denver's Highland neighborhood and River North Art District, Tyler Morris, principal at Pure Development, previously told Denver Business Journal the group sees Globeville as another natural destination for development near downtown.

The site is near Regional Transportation District's 41st and Fox light rail station. A plan for the area surrounding the station, adopted by Denver Community Planning and Development in 2009, calls for the creation of a transit-friendly neighborhood centered around the light rail. That plan includes the mixed-use redevelopment of the former Denver Post site, as well as the creation of new parks alongside high-density development.

Vita Development Group has also been participating in the city's 41st & Fox Next Steps Study, which aims to create an infrastructure plan for the North Denver community.

Vita Development Group plans to convert the existing 320,000-square-foot former printing facility into a community/education center and adjacent plaza, known as Fox Square, which would serve as the centerpiece of the



RENDERING BY TRYBA ARCHITECTS

A rendering of the Fox Park development in Globeville shows the proposed Great Lawn, with 14 acres of parks and interconnected open space.

development. The group is targeting a diverse mix of uses: cultural, entertainment, educational and entrepreneurial.

"We're creating an area where not just people from the neighborhood, but people from across the city, can say, 'What's going on in Fox Park this weekend?'" the Vita Development Group representative told DBJ.

The concept plan submitted to the City of Denver, which has not yet been approved and could still change significantly, calls for office, retail, nearly 1,200 new residential units and a hotel in the first phase, totaling more than 2.2 million square feet.

Vita Development Group also said they are looking at ways to integrate different levels of education into Fox Park, from day care to programs with different universities in the state.

The group plans to enlist other developers to handle most of the mixed-use development in Phase 1. Future phases are to come, although their exact timing and scope have not yet been determined.

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